



The Bastle

West Woodburn

- Detached Cottage
- Two Bedrooms
- Gardens Front & Rear
- Driveway Parking
- Quiet Countryside Location
- Under Floor Heating

Offers In The Region Of **£350,000**

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The Bastle, West Woodburn

PROPERTY DESCRIPTION

As the name implies, this astonishing detached property is steeped in history, partly dating back to the time of the border reivers in the late 16th/early 17th centuries. With stunning south-facing views over Redesdale, the setting is spectacular.

The Bastle house was designed originally as a fortified farmhouse, housing extremely thick stone walls with the living accommodation being on the first floor.

The long approach track indicates you are approaching something special; you will not be disappointed with its wonderful tranquil setting immediately adjoining countryside, yet within easy access of the A68 giving fast access to local amenities.

The layout comprises of a welcoming reception hall/ dining room, inner hallway, bathroom/ Wc, a ground floor double sized bedroom plus a generous sized kitchen. The first floor comprises delightful lounge with vaulted ceiling, feature wood burning stove, the main bedroom which again has a vaulted ceiling with exposed support trusses.

Whilst retaining its inherent charm it has modern conveniences such as oil fired central heating to all rooms as well as partial underfloor to the ground floor.

Set within lovely mature gardens, this memorable house will leave a lasting impression, viewing being imperative.

The Bastle is just located on the edge of the small village of West Woodburn. The village of West Woodburn offers a small village shop/ post office, a public house/ restaurant and public transport to Hexham.

For larger shopping amenities, the market town of Hexham is located around a half hours drive away. Hexham is the hub of the Tyne Valley and offers all amenities including healthcare, leisure, shopping, hospitality, recreational activities and transport links.

The Tyne Valley is renowned for its rural views and attractions such as Hadrian's Wall and Kielder Forest & Water. Road and rail links connect Hexham to Newcastle in the East and Carlisle in the West making it a perfect commuter destination also.

INTERNAL DIMENSIONS

Kitchen: 10'11 x 7'10 (3.33m x 2.39m)

Dining: 13'4 x 7'6 (4.06m x 2.29m)

Lounge: 17'0 x 16'0 (5.18m x 4.88m)

Bedroom 1: 15'7 x 11'6 (4.75m x 3.51m)

Bedroom 2: 13'8 x 13'5 (4.17m x 4.09m)

Bathroom: 7'6 x 5'9 (2.29m x 1.75m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Sewerage Treatment Plant

Heating: Oil, Under Floor & Wood Burner

Broadband: ADSL Copper Wire

Mobile Signal / Coverage Blackspot: No

Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? Yes (Grade II)

Restrictions on the sale of the property? Yes, Grade II listing restrictions

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: TBC

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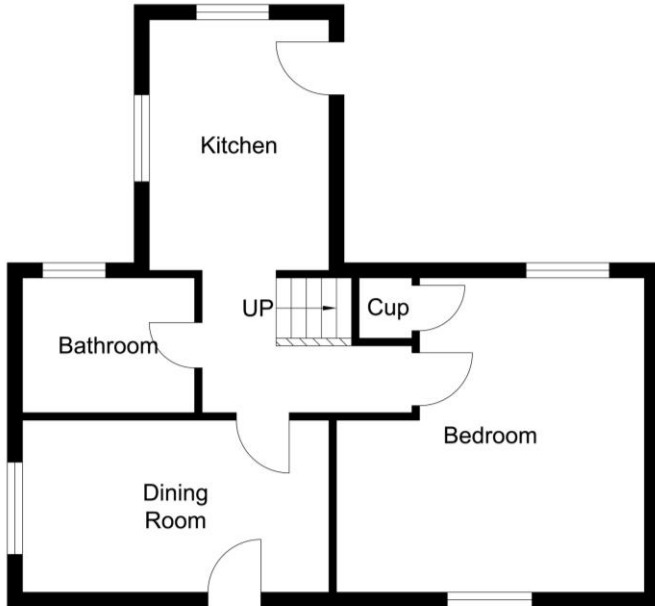
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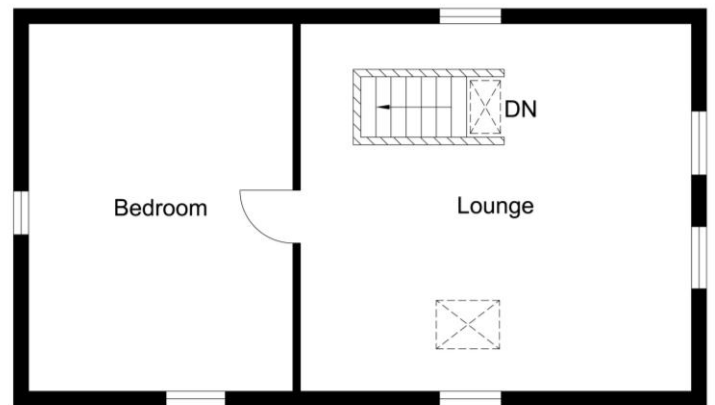
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Ground Floor



First Floor

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